B04274

BOOK 8597 PAGE 691

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 135,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF April 19 92

Notary Public

MY COMMISSION EXPIRES: September 26, 1992
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Linda S. Harris, Attorney, 761 Old Hickory Blvd. Suite 305, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leo B. James (NAME)	Same (NAME)	155-8C
901 Kenwick Court West (ADDRESS)	(ADDRESS)	171 CO
Nashville, Tennessee 37221 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	9D 80576

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Lee Chira and William C. Demetree

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Leo B. James and wife, Betty C. James

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 171 on the Plan of Poplar Creek, Phase II, of record in Plat Book6900, pages 339 through 347, Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Lee Chira and William C. Demetree by deed from Lee Chira, Trustee for Nashville Properties Partnership of record in Book 8528, page 311, Register's Office for Davidson County, Tennessee.

Subject to restrictions of record in Book 6474, page 346 and Book 6486, page 58 said Register's Office.

Declaration of Covenants, Conditions and Restrictions in Book 6662, page 433 and amended in Book 6804, page 536, Book 6987, page 966, Book 7270, page 648, Book 7360, page 667, and Book 7964, page 33, said Register's office.

This conveyance is subject to any and all existing easements of record.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

9007 04/09 0101 03CHECK 506.50

unimproved ( )
This is improved (X) property, known as 901 Kenwick Court West, Nashville, Tennessee 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unincumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand this day of 19

Lee Chira

William C. Demetree

DTTN01W 12 88
First Data Systems, Inc
1-800-826-5427

STATE OF FLORIDA
COUNTY OF ORANGE

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Personally appeared before me, Brenda J. Carlson, a Notary Public in and for said County and State, the within named LEE CHIRA

the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Orlando, Florida, this 6th day of April 19 92.

Commission expires NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES OCT. 26, 1992
BONDED THRU HUCKLEBERRY & ASSOCIATES

Brenda J. Carlson
Notary Public

STATE OF FLORIDA
COUNTY OF Orange

Personally appeared before me, Kathy E. Johnson, a Notary Public in and for said County and State, the within named WILLIAM C. DEMETREE

the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Orlando, Florida, this 6th day of April 19 92.

Commission expires NOTARY PUBLIC, STATE OF FLORIDA
MY COMMISSION EXPIRES: FEB. 27, 1994.
BONDED THRU NOTARY PUBLIC UNDERWRITERS

Kathy E. Johnson
Notary Public

STATE OF TENNESSEE
County

On this _____ day of _____, 19____, personally appeared before me, _____, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of _____ and is authorized by them to execute this instrument on their behalf, as their free act and deed.

Witness my hand, at office, this _____ day of _____, 19____.

My commission expires: _____

_____
Notary Public

0033939

IDENTIFICATION REFERENCE

APR 9 11 21 AM 19

RECORDED IN REGISTER'S OFFICE
DAVIDSON COUNTY, TN

WARRANTY DEED

FROM

Lee Chira and William C. Demetree

TO

Leo B. James and wife, Betty C. James

RETURN TO:

Linda S. Harris, Attorney
761 Old Hickory Blvd. Suite 305
Brentwood, TN 37027

Apr 09'92 11:33 No.004 P.05

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	
	135000.00
CON TX	499.50
PRFEE	1.00
WDEED	6.00
TOTAL	506.50
CHECK	506.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 04/09/01 01 11:20 7001 9007

00339

IDENTIFICATION REFERENCE

APR 9 11 21 AM '01

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 519885